

001851

**CITY OF SAN DIEGO  
M E M O R A N D U M**

DATE: May 9, 2008

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "3989 Richmond Street"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "3989 Richmond Street". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for May 27, 2008.

**NOTICE of Pending Final Map Approval**

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "3989 Richmond Street" (T.M No. 239303 PTS No. 123587) located on the east side of Richmond Street southwest of Lincoln Avenue and Washington Street in the Uptown Community Plan area in Council District 3, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) *The map is technically correct.*

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Greg Hopkins at (619) 446-5291.

cc: W.O. 427454 PTS 123587

Attachment: Vicinity map, reduced copy of map

# MAP NO.

SHEET 1 OF 2 SHEETS

## 3989 RICHMOND STREET

### OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE INTEREST IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 3989 RICHMOND STREET, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

R LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER.

CAROL T. MILLER, CO-MANAGER

WESTERN FINANCIAL SAVINGS BANK AS BENEFICIARY UNDER DEED OF TRUST  
RECORDED JUNE 30, 1989, AS INSTRUMENT NO. 89-346598, OF OFFICIAL RECORDS.

BY: \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

### SIGNATURE OMISSION:

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY MAP MADE BY G.A. D'HEMECOURT IN BOOK 8, PAGE 36 ET. SEQ. OF US PENDENS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF COX CABLE SAN DIEGO, INC., OWNER OF AN EASEMENT TO INSTALL AND SERVICE A CABLE SYSTEM, DATED JUNE 6, 1988, RECORDED AUGUST 17, 1988 AS INSTRUMENT NO. 88-406759 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION(a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

STATE OF CALIFORNIA) S.S.  
COUNTY OF SAN DIEGO)

ON \_\_\_\_\_, 2008 BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED CAROL T. MILLER WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NO. OF NOTARY: \_\_\_\_\_

BEING A SUBDIVISION AND CONSOLIDATION OF LOTS 15, 16, 17, 18, 19 AND 20 IN BLOCK 184 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT IN BOOK 8, PAGE 36 ET. SEQ. OF US PENDENS, TOGETHER WITH THOSE PORTIONS OF RICHMOND STREET AND THE UNNAMED ALLEY AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE BY: COMMONWEALTH LAND TITLE COMPANY  
ORDER NO. 04605395-53

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION NO. 4053-PC, DATED JUNE 8, 2006 APPROVES TWENTY FOUR (24) RESIDENTIAL CONDOMINIUM UNITS.

STATE OF CALIFORNIA) S.S.  
COUNTY OF SAN DIEGO)

ON \_\_\_\_\_, 2008 BEFORE ME, \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/HEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: \_\_\_\_\_  
PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_  
COMMISSION NO. OF NOTARY: \_\_\_\_\_

### CITY CLERK'S CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON \_\_\_\_\_, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

ELIZABETH MALAND  
CITY CLERK

BY: \_\_\_\_\_  
DEPUTY

### SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAROL T. MILLER IN MAY OF 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. (SEE LEGEND ON SHEET NO. 2)

ROBERT J. BATEMAN, L.S. 7046  
LICENSE EXPIRES DECEMBER 31, 2008.

DATE



### CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

AFSHIN OSKOUI, CITY ENGINEER

BY: ANNE L. HOPPE, DEPUTY  
L.S. 7196

DATE: \_\_\_\_\_

### CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA  
CLERK OF THE BOARD OF SUPERVISORS

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY

### RECORDER'S CERTIFICATE:

FILE NO. \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN  
BOOK OF MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF ROBERT J. BATEMAN

GREGORY J. SMITH  
COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

FEES: \$10.00

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
9665 CHESAPEAKE DRIVE, SUITE 445  
SAN DIEGO, CALIFORNIA 92123 (858)-565-8362

CCS. 83 1852-6283 L.C. 212-1723 T.M. NO. 239303 P.T.S. NO. 123587 J.O. 427454

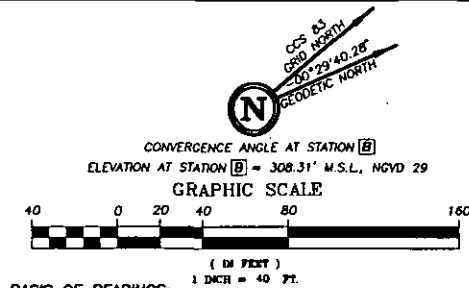
# MAP NO.

SHEET 2 OF 2 SHEETS

## 3989 RICHMOND STREET

### EASEMENT NOTE:

1. AN EASEMENT TO INSTALL AND SERVICE A CABLE SYSTEM, DATED JUNE 6, 1988, RECORDED AUGUST 17, 1988 AS INSTRUMENT NO. 88-406759 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6 EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON NOVEMBER 15, 2006 AT POINTS [A] AND [B] AS SHOWN HEREON. THE POINTS WERE ESTABLISHED FROM STATION 1062 AND GPS STATION 212 PER RECORD OF SURVEY 14492.

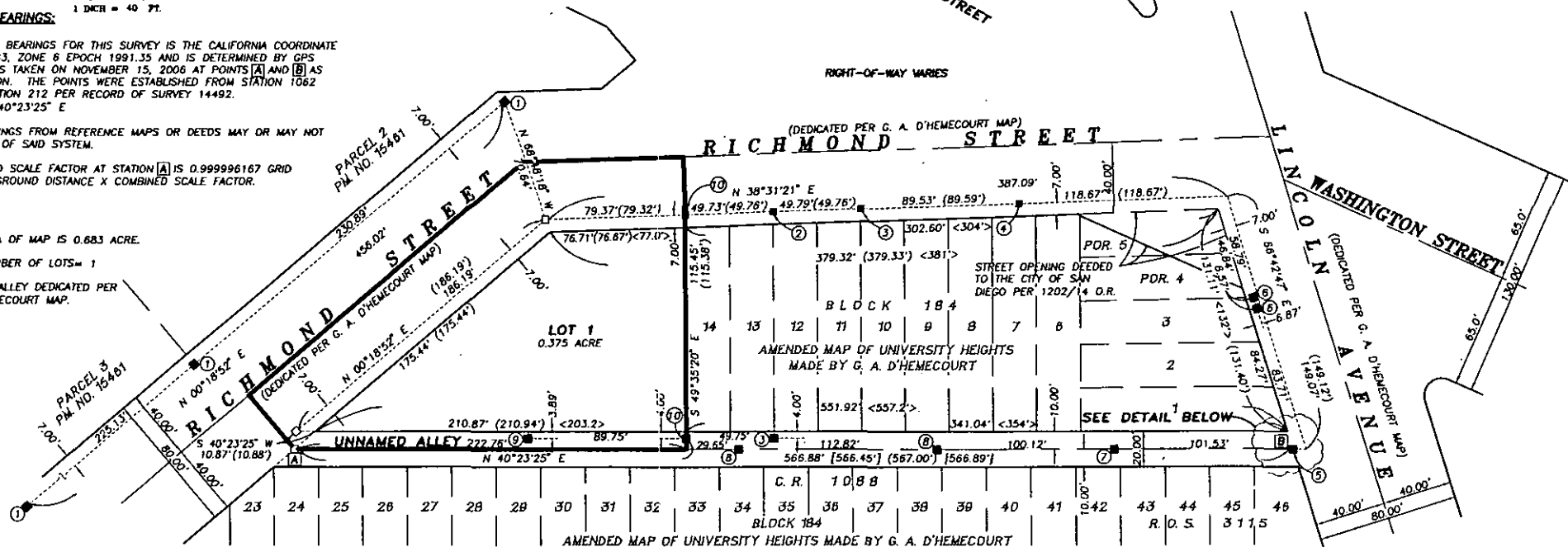
[A] - [B] = N 40°23'25" E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION [A] IS 0.9999996167 GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

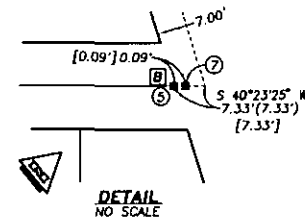
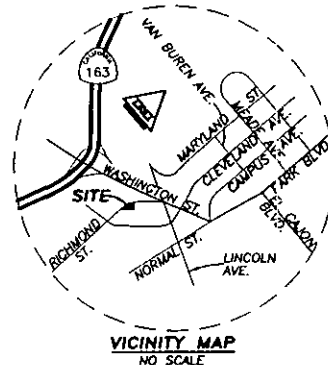
### NOTES:

1. TOTAL AREA OF MAP IS 0.683 ACRE.
2. TOTAL NUMBER OF LOTS = 1
3. UNNAMED ALLEY DEDICATED PER G.A. D'HEMECOURT MAP.



### LEGEND:

- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET LEAD AND DISK STAMPED "L.S. 7046"
- [ ] INDICATES RECORD INFORMATION PER R.O.S. 3115.
- ( ) INDICATES RECORD INFORMATION PER R.O.S. 11223.
- | | INDICATES RECORD INFORMATION PER C.R. 1088.
- < > INDICATES RECORD INFORMATION PER G. A. D'HEMECOURT MAP
- INDICATES MAP BOUNDARY.
- [A] = NORTHING - 1853952.54 EASTING - 6284609.94
- [B] = NORTHING - 1854394.30 EASTING - 6284977.27



### MONUMENTATION NOTES:

- ① INDICATES FOUND LEAD AND DISK STAMPED "RCE 18405", NO RECORD. ACCEPTED AS A POINT ON A 7.00 FOOT OFFSET OF THE WESTERLY RIGHT OF WAY LINE OF RICHMOND STREET.
- ② INDICATES FOUND LEAD AND HOLE ACCEPTED AS POINT PER R.O.S. 11223.
- ③ INDICATES FOUND LEAD AND DISK STAMPED "R.C.E. 1534" PER R.O.S. 11223.
- ④ INDICATES FOUND LEAD AND DISK STAMPED "R.E. 32" PER R.O.S. 11223.
- ⑤ INDICATES FOUND LEAD AND DISK STAMPED "R.E. 32" PER R.O.S. 3115, R.O.S. 11223 AND C.R. 1088.
- ⑥ INDICATES FOUND LEAD AND DISK STAMPED "L.S. 2933", NO RECORD. SHOWN FOR REFERENCE ONLY.
- ⑦ INDICATES FOUND LEAD AND TACK PER R.O.S. 3115.
- ⑧ INDICATES FOUND LEAD AND DISK STAMPED "R.C.E. 19073" PER, C.R. 1088.
- ⑨ INDICATES FOUND LEAD AND DISK STAMPED "L.S. 3056", NO RECORD. SHOWN FOR REFERENCE ONLY.
- ⑩ INDICATES FOUND LEAD AND DISK STAMPED "L.S. 3056", PER R.O.S. 11223.

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